

ENVIRONMENTAL TRANSACTION SCREENING

FOR

**Parcel SY3-014
5815 Leedale Road**

PREPARED FOR:

CITY OF HOUSTON



DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

PREPARED BY

TLC Engineering, Inc.
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Houston, Texas 77008

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August 9, 2003

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August 9, 2003

Mr. Michael Ho, P.E.
City of Houston
Public Works and Engineering
P. O. Box 1561
Houston, Texas 77002

RE: Transaction Screening Report
PARCEL SY3-014

Dear Mr. Ho:

TLC Engineering, Inc. (TLC) has conducted an Environmental Transaction Screening (ETS) evaluation for the property located at 5815 Leedale, Houston, Texas 77016, that is currently owned by the City of Houston. This ETS is being provided in accordance with the Authorization letter from Michael Ho, dated July 31, 2003.

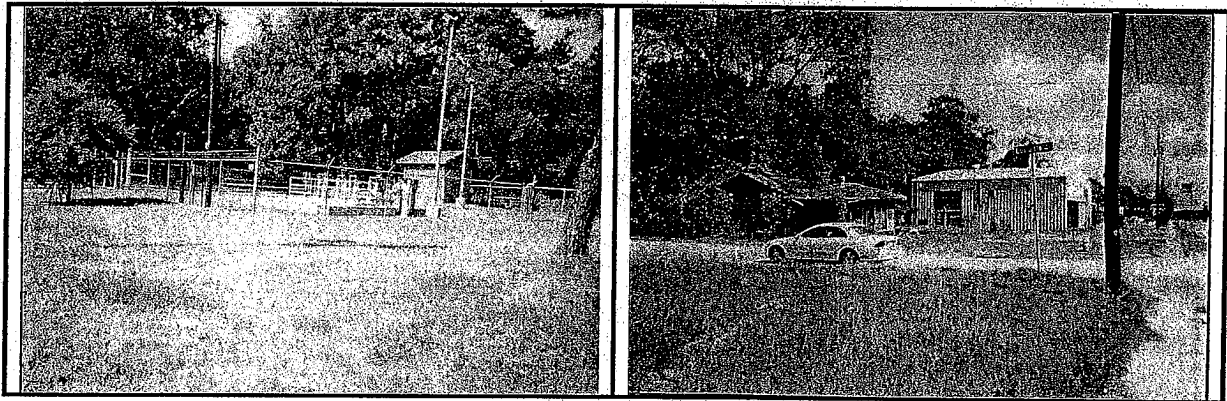
The scope of services for this ETS included; a site reconnaissance, a review of available records of State and Federal regulatory authorities for the subject property and surrounding properties, the completion of an ETS questionnaire based on visual observations and owner/occupant interview(s), and reviewing fire insurance maps, other historical data, and consultation with the local fire department regarding industrial activities on or surrounding the subject property. The regulatory review and ETS questionnaire for this site are provided as Attachments I, and II, respectively. No media sampling was included in the scope of this ETS, nor was a preliminary asbestos survey or lead-based paint sampling included.

TLC has performed this Environmental Transaction Screening in accordance with generally accepted practices of the industry and generally followed guidelines from the ASTM Standards on Environmental Site Assessments Transaction Screening Process for Commercial Real Estate E 1528-00, except where City of Houston requirements for conducting a Transaction Screening supersedes or exempts the ASTM guidelines.

Based on the ETS evaluation process described above, the following conclusions of the subject property are provided:

Legal description of subject property: Parcel SY3-014, ±65,899.68 square foot tract, located at 5815 Leedale Road at Homestead Road, Houston, Texas 77016, Lots 15, 16, and 17, Block 4, Replat of the Woodland Acres Subdivision, Joseph Callyhan Survey, A-200. (See Attachment II – Supplemental Data)

There was some confusion as to the exact location of 5815 Leedale. Site visit revealed current City of Houston waste water treatment facility and vacant property adjacent to this site. Area resident confirmed the existence of a water treatment facility at the location of the vacant site many years ago.



- There are no structures located on the subject property.
- The transaction screening for the subject property was completed by Linda Gamble, representing the property owner. Copy of the completed transaction screening is provided in Attachment II – Interviews.
- Mixed residential and commercial property adjoins the site. Mixtures of commercial and residential properties make up the nearby area. (See Attachment III – Supplemental Data)
- No pole-mounted transformers or other potential PCB-containing equipment were identified on the subject property.
- The National Priority List (NPL) for Uncontrolled Hazardous Waste Sites, issued by the Environmental Protection Agency (EPA) list uncontrolled hazardous waste sites that require additional investigation to determine if they pose risks to the environment or to human health. No NPL sites were identified within a one (1) mile radius of the subject property. (See Attachment I – Regulatory Data)
- The Resource Conservation and Recovery Information System (RCRIS) treatment, storage, and disposal (TSD) facilities pertain to facilities, which treat, store, or dispose of hazardous waste. No RCRIS-TSD sites were identified within a one (1) mile radius of the subject property. (See Attachment I – Regulatory Data)

- The RCRIS Large-Quantity Generator list contains those sites, which generate more than one thousand (1,000) kilograms of hazardous waste per month. Neither the subject property nor adjoining properties were identified as a RCRIS Large-Quantity Generator site. *(See Attachment I – Regulatory Data)*
- The RCRIS Small-Quantity Generator list contains those sites, which generate between one hundred (100) and one thousand (1,000) kilograms of hazardous waste per month. Neither the subject property nor adjoining properties were identified as a RCRIS Small-Quantity Generator site. *(See Attachment I – Regulatory Data)*
- The Emergency Response Notification System (ERNS) list is a national database containing information from spill reports made to Federal authorities including the EPA, the United States Coast Guard, the National Response Center, and the Department of Transportation regarding reported releases of oil and hazardous substances. No ERNS sites were identified within a one-quarter mile radius of the subject property. *(See Attachment I – Regulatory Data)*
- The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) is a compilation of known or suspected uncontrolled or abandoned Hazardous Waste Sites which are under investigation by the EPA for the release or threatened release of hazardous substances. No CERCLIS sites were identified within a one (1) mile radius of the subject property. *(See Attachment I – Regulatory Data)*
- The No Further Remedial Action Planned Report (NFRAP) was reviewed for facilities located within a one-half (½) mile radius of the subject property. The NFRAP contains information pertaining to sites which have been removed from the EPA published CERCLIS database. NFRAP sites may be sites where, following an initial investigation no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The subject property was not identified as an NFRAP site. *(See Attachment I – Regulatory Data)*
- The Texas Commission on Environmental Quality (TCEQ) Underground Storage Tank (UST) list is a comprehensive listing of all registered USTs located within the State of Texas. One (1) site was found within the search area *(See Attachment I – Regulatory Data and Attachment II – Supplemental Data)*
- TCEQ Leaking Underground Storage Tank (LUST) file is a comprehensive listing of all reported leaking aboveground and underground petroleum storage tanks registered within the State of Texas. Three (3) sites were found within the search area. These sites have been issued closure by the TCEQ, indicating no further action is warranted. *(See Attachment I – Regulatory Data and Attachment III – Supplemental Data)*

- The TCEQ Permitted Solid Waste Facilities (PSWF) Directory is a comprehensive listing of all reported active and inactive permitted solid waste landfills and process facilities operating within the State of Texas. No PSWF sites were identified within a one (1) mile radius of the subject property. (See *Attachment I - Regulatory Data*)
- The Texas Voluntary Cleanup (VCP) sites database includes information on sites enrolled in the Texas Voluntary Cleanup Program. These sites have experienced some type of release or contamination of which cleanup is voluntarily initiated, typically by the property owner, following requirements within the Texas Voluntary Cleanup Program for an ultimate "No further action" letter by the TCEQ. No VCP sites were identified within a one (1) mile radius of the subject property. (See *Attachment I - Regulatory Data*)
- Sanborn Fire Insurance Maps were created from 1867 - 1970 to assist fire insurance companies assess risks associated with insuring property. These maps list street blocks and building numbers including the ones in use at the time the map was made and previous numbers. In this case, Sanborn maps were not found for the subject site.
- Additionally, the Houston Fire Department (HFD) was contacted regarding information on the subject property. Based on the data provided by HFD Hazardous Materials Unit there were no HazMat occurrences in the vicinity that adversely impacted the subject property. (See *Attachment III - Supplemental Data*)

Based on the information provided within, the ETS evaluation has revealed past land use has not adversely affected subject property and therefore warrants no further investigation at this time.

This Environmental Transaction Screening evaluation was performed in accordance with applicable ASTM Standards and generally accepted practices of the profession in performing similar studies in the same general area and during the same general time frame. TLC observed the same degree of care and skill generally exercised by the profession under similar circumstances. TLC's observations and findings cannot be considered as scientific certainties. The conclusions are based on our professional judgment regarding the significance of the limited information available during the course of this study. Specifically, TLC does not and cannot represent that the subject property contains no recognized environmental conditions, and or other latent conditions beyond that observed by TLC in the course of this ETS.

If you have any questions or comments, please feel free to contact us at 713-868-6900.

Sincerely

L. Gamble

Linda F. Gamble,
Certified Environmental Systems Manager #2005



ATTACHMENTS

<i>Attachment I</i>	<i>Attachment II</i>	<i>Attachment III</i>
<ul style="list-style-type: none">• EDR Transaction Screen Map Report	<ul style="list-style-type: none">• E 1528 Questionnaires	<ul style="list-style-type: none">• Environmental Site Map• Sanborn Fire Insurance Map• Houston Fire Department Hazardous Material Report• City Directory Search Data• Information provided by the City of Houston